

AGENDA ITEM #3

Consideration of Resolution 2021-62,
approving a final conditional use permit
(CUP) for Waggin West (Christina
Peabody).

**GRANTSVILLE CITY
RESOLUTION NO. 2021-62**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN FOR
CHRISTINA PEABODY AS WAGGIN WEST TO OWN AND OPERATE A DOG
BOARDING BUSINESS LOCATED AT APPROXIMATELY 54 EAST MAIN STREET IN
THE CN ZONE**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Christina Peabody and Waggin West (“Applicant”) previously requested a conditional use permit (“CUP”) and site plan approval for a business to be located at approximately 54 East Main Street in Grantsville City, Utah in the CN zone; and

WHEREAS, the Grantsville City Planning Commission (“Planning Commission”) considered the Applicant’s request in a regularly scheduled meeting on February 21, 2019. The Planning Commission recommended approval of the CUP with the clarification that a dog kennel was a permitted use in the CN zone, so the CUP need only govern the dog grooming part of the business.

WHEREAS, on March 6, 2019, the City Council, in a regularly scheduled meeting, considered the Applicant’s request for a CUP. The City Council voted unanimously to approve the CUP, with the condition that it be limited to one year. The City Council would reconsider the CUP after one year to ensure the Applicant was not creating a nuisance; and

WHEREAS, the business will have an estimated capacity of fifteen (15) dogs to be held in 4’ by 4’ kennels with 24-hour surveillance of the property;

WHEREAS, the Applicant will operate the business solely during normal business hour for a business of this type and

WHEREAS, the entire site area is .21 acres with the existing building occupying 1,235 square feet, the new proposed building occupying 1,056 square feet and a paved surface area of

4,909 square feet; and

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the conditional use permit and site plan for Christina Peabody and Waggin West to own and operate a dog boarding business located at approximately 54 East Main Street in CN zone.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Conditional Use Permit. The City of Grantsville hereby approves the Conditional Use Application attached as Exhibit “A” and hereby direct the City’s Zoning Administrator to issue a conditional use permit to the Applicant.

Section 2. Site Plan. The City of Grantsville hereby approves the site plan attached as Exhibit “B”.

Section 3. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

Resolution 2021-62

Page 3 of 3

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 6th
DAY OF OCTOBER, 2021.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

By Mayor Brent K. Marshall

ATTEST

Braydee Baugh, City Recorder

Memo



To: Council Members
From: Christine Webb

Date: July 16, 2021
Re: Conditional Use Permit for Waggin' West

Mayor and Council,

The Council approved a Commercial Conditional Use Permit on the March 6, 2019 with a review in one year. Because the business did not open until much later than anticipated we held off adding it to an agenda. A copy of the minutes when this was approved are below.

Consideration of approval of the Commercial Conditional Use Permit Application for Christina Peabody located at 54 East Main Street to have a Dog Kennel and Dog Grooming business in the CN zone.

Christina Peabody and Barry Bunderson were present. She stated she plans to have a dog boarding with a doggy daycare and grooming facility. She would like to have a self-serve dog wash area available on the outside. She currently has a dog grooming business at her residence.

Mayor Marshall reported that the dog kenneling is a conditional use, but dog grooming is not listed on the use tables. Ms. Peabody, Mr. Bunderson, Mayor Marshall, and the Council discussed the language for approval. Mr. Bunderson explained they have presented to UDOT and received approval.

Councilwoman Allen expressed her concerns about dogs in the area being agitated by the different dogs in the kennel. Ms. Peabody answered that she is not willing to take in dogs that are not comfortable being kenneled. She will have 24-hour surveillance. This will be a high-end kennel with the surveillance access available to the customers for an additional charge. Ms. Peabody plans to have an overnight test stay before they can be left for an extended time.

Councilman Hutchins asked about the maximum number of dogs. Ms. Peabody explained the nature of the kennels. She plans on fifteen (15) dogs as the maximum, but could possibly add another row of the 4' by 4' kennels. Councilman Stice explained that he would like to review this conditional use permit to ensure there are no issues.

Motion: Councilman Stice made a motion to approve the Commercial Conditional Use Permit Application for Christina Peabody located at 54 East Main Street to have a Dog Kennel and Dog Grooming business in the CN zone with a review one year from now.

Second: Councilman Allen seconded the motion.

Discussion: Councilwoman Sparks stated she was concerned about insulation to buffer some of the noise. Ms. Peabody reported the addition building will have 2" x 6" boards for the exterior walls and they will use sound dampening insulation. They discussed barking dogs.

Vote: The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

MEMORANDUM

DATE: March 1, 2019
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING
TO BE HELD MARCH 6, 2019**



City Council Agenda Item #4: Consideration to recommend approval of the Commercial Conditional Use Permit Application for Christina Peabody located at 54 East Main Street to have a Dog Kennel and Dog Grooming business in the CN zone.

Enclosed is a copy of the application, detailed description of proposed use, email from UDOT, vicinity and plat maps and site and building plans. The application is complete and is in compliance with the General Plan and the zoning code. Notices have been sent to all surrounding property owners and no responses have been received.

Staff Comments:

They are asking for permission to do the dog grooming because it is not listed a use in the table list. I have attached the table use list for chapter 16 showing that the Dog Kenneling is conditional on (Page 5) but there is no use for the Dog Grooming. There are no zoning issues. Therefore, I recommend approval of these applications.

The Planning Commission held a public hearing on this February 21, 2019:

Chairman Jaime Topham opened the public hearing at 7:01 p.m. and called for comments.

Robin Hensley said to the Commission: I just have a couple of questions to ask her because my property adjoins hers. I know she's going to put in a vinyl fence. Is she going to take my fence down to put her fence up? And what are we going to do with the light post that is on her property and my lilac bush which is on my property?

With no additional comments offered, Chairman Jaime Topham closed the public hearing at 7:02 p.m.

The Planning Commission recommended approval of this item with some discussion and the motion at the end of the discussion:

Christina Peabody and Barry Bunderson were present for this item. Jaime stated to Attorney Coombs: We were handed a letter while we were in the public meeting, but I didn't have a chance to open it and it's for this item. Should I read the letter into the record? Attorney Coombs stated: It should have been read during the public hearing. Jaime stated: I understand, but I didn't open it until the last agenda item. Attorney Coombs stated: Since the decision hasn't been made yet, you can read it. Jaime read the letter for the record: "Dear Mayor and City Hall members, I'm Brent Anderson and I live next door to the proposed dog grooming kennel. I work straight graveyard shifts in Salt Lake City - twelve hour shifts - and I am opposed to a dog kennel being right next door. A dog grooming shop would be fine, but not a kennel. I called City Hall two times because the owner never turned on the heat and froze water pipes a week ago. My concern is getting sleep during the day. Kennel dogs do not stop barking. She needs to put kennel dogs out away from houses, not downtown Main Street. I hope you will take into account all the other homes of people that live next to me also. It is too close for kennels. Sincerely, Brent Anderson. 62 East Main Street." Jaime addressed Kristy Clark: So this business has been in a residential area. Have we had any complaints? Kristy stated that no, there haven't been any complaints. Jaime then addressed Christina Peabody: If you're kenneling dogs, are they going to be overnight dogs? Obviously we want to address that concern. Christina stated: They'll be overnight. The kenneling will be for the people who go out of town and need dog boarding. Jaime asked what will be done about barking and how the dogs will be handled. Christina answered: The dogs will be inside the building at night and during the day. They'll be let out just about every hour with the supervision of a handler at all times. Jaime said: We had a citizen ask a couple of questions. Do you mind responding to her questions? Christina agreed to respond to the questions. It was decided that for the fence, it would be left up to her and what she wants to do. Christina stated: We discussed it a little bit and she didn't think there was enough room to put two fences butting up against next to each other. The fence will be taken down and we want to pay for all of it ourselves, so she won't have to pay for anything with the fence. Barry Bunderson added: The existing fence is a chain link fence and we're going to put a solid vinyl privacy fence so that the dogs won't be heightened by something else going on. It just makes sense to put a solid fence up all the way around and take down the old fence as long as she's okay with it. Christina continued: She was also concerned about the fire hydrant and also what we think is a power line. Barry Bunderson added: All of those will stay intact. That pole will remain there. It's a utility owned by a utility company, not the owner, so those will all stay in place. Christina continued: As far as the kenneling, when it's overnight, the dogs are going to be indoors, and we actually have a plan for the material we're going to use for the addition of the building, which is where the dogs will be held. Barry Bunderson added: Obviously, it will be insulated. They're two by six walls, that will have full insulation. Some of those details are still to be worked out. We are looking at a few different types, depending on what is better for sound. She'll also have sound dampening panels mounted on the inside of the walls. Christina stated: If a dog is barking, I'll have 24/7 monitoring with video cameras that I'll have full access to. If a dog is barking continuously, then it is stressed and for me that's not okay. I have a plan that when new customers are going to need kenneling, they will have to do at least one overnight. For example, if they're going on a cruise and they want to leave their dog for three nights, they're going to have to do one overnight with me to test how the dog will handle the situation. If the dog is going to sit there and bark all night, pant, and freak out, then we're going to have to do some training or figure out if this is a good

idea or not for the dog. Attorney Coombs asked Madam Chair if there had been any discussion about the sanitation of the property. He asked how it would be kept clean. Jaime answered that there had not been any discussion about that yet. She asked Christina to address this and explain how she will handle that. Christina answered: Yes. So for our outdoor exterior dog run, we're actually going to be using a material which is a fake turf that's specific for animals. The turf requires a sprinkler system that will help with the leaching of the urine. There's going to be a handler with the dogs when they're outside. So whenever a dog uses the restroom, the handler will pick it up right then. We'll have bins that are sanitary and sealable, so when the poop is in there it isn't smelling. Once all the hard stuff's picked up, just the urine is left. So then what happens is rain or the sprinkler system will clean the fake turf and it will leach down into the earth. So we're going to be making sure there is tons of natural leaching that can happen right there in that area. For the indoor area, we're going to be having a lot of drains put in. We're going to have a trough drain that goes down the whole distance between those kennels. Every hour to hour and a half, the handlers will come and take the dogs to go potty. If there is poop in the kennels, it will get picked up right away. The only thing that the trough drains will be used for is urine and water. We're going to be putting in a hose hookup with hot and cold water on that end of the building so that the kennels can be sprayed out. The same thing applies to the indoor play area. Jaime said: It sounds like you've really done your homework. Onto the grooming part of it, the kennel is permitted in that zone, but the grooming part of it is not permitted, so that's what you're actually seeking the conditional use permit for. So is the grooming going to be done by appointment only? Christina answered: Yes. I will have a cage bank upfront in the kennel area for the dogs that come in to be groomed. I've been grooming for eight years professionally and working with dogs for eight years, so there are a lot of dogs on and off my table.

The following motion was made, seconded and voted as follows:

Jaime made the motion to recommend approval of the Commercial Conditional Use Permit Application for Christina Peabody located at 54 East Main Street to have a Dog Kennel and Dog Grooming business in the CN zone. The conditional use permit is limited to the Dog Grooming. The Dog Kennel is a permitted use in this zone. Shane seconded the motion. All voted in favor and the motion carried unanimously.

GRANTSVILLE CITY Commercial Business Conditional Use Permit Application (plus site plan review)

Property information and location

(All lines applicable to the site must be filled in)

Section 31 Township T25 Range R5W

Parcel # 01-109-0-0033

Property owner(s) information

Name(s) Katherine PEABODY AND CHRISTINA M. PEABODY

Address (per tax rolls): 54 E. MAIN ST

City/County: GRANTSVILLE State: UT Zip Code 84029

Office/Home Phone: _____ Cell # _____

Zoning and Total Acres Involved C-N

E-mail address: _____

A copy of the deed or tax notice **MUST** be included to demonstrate ownership

(for office use only)

C.U.P. Fee: \$100.00 – Site Plan Fee: \$500.00

Date Paid 2/5/19 Receipt # 2.006979

CUP # _____
(if approved)

The following items MUST also be included along with the application:

- Plat map indicating 500' zone surrounding subject property
- Location map
- Site and building plan
- Detailed description of proposed use - *SEE Site Plan*
- Names & addresses on mailing labels on stamped envelopes of property owners located within 500' of subject boundary

You MUST include a parcel map obtained from the Tooele County Recorder's Office indicating names and address of all property owners within 500 feet of subject boundary along with this application! DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU!

Agent for the property owner(s) information

Name(s): CIVIL PROJ-EX

Address (per tax rolls): _____

City/County: GRANTSVILLE State: UT Zip: 84029

Office/home phone: _____ Cell phone: _____

E-mail address: _____

There shall be no presumption of approval of any aspect of the process. Each application for a commercial conditional use permit shall have all required submittals before it is accepted as a complete application. The CUP/Site Plan application goes before both the Planning Commission and City Council with a Public Hearing being held with the Planning Commission.

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING:

DOG GROOMING AND DOG/PET KENNELING
GROOMING IS BY APPOINTMENT ONLY WHERE OWNERS
DROP OFF & PICK UP PETS. KENNELING MAY BE FOR 1 DAY
AND OVERNIGHT. ALL KENNELING IS INSIDE, WITH SUPERVISED
OUTSIDE RUN.

④

Total acreage of parcel: 0.21 ACRES Area occupied by this use: 0.21 ACRES

Current zoning designation: CN Current use of land: UN-OCCUPIED
~~FORMERLY AUTO-REPAIR~~

I (We) understand that the Planning Commission shall not authorize a CUP unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

Date signed: 2/4/2019

Signature of owner(s) or agent(s): _____
Barry Bunderson
(Engineer/Agent)

This application **MUST** be submitted no later than 28 days before a scheduled Planning Commission meeting.

WAGGIN WEST PROPOSED USE NARRATIVE:

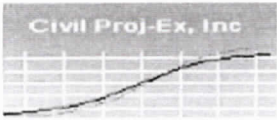
PROPOSED USE: DOG GROOMING AND BOARDING

WAGGIN WEST IS A DOG GROOMING BUSINESS THAT IS CURRENTLY WORKING UNDER A CONDITIONAL USE PERMIT (HOME OCCUPATION) IN GRANTSVILLE FOR THE LAST 2 YEARS AND PLANS TO RELOCATE THE BUSINESS TO 54 E. MAIN (FORMERLY RANDY'S TRANSMISSION). DOG GROOMING IS BY APPOINTMENT ONLY AND APPOINTMENTS LAST 2 -2.5HRS.

WITH THE RELOCATION, THE PLANNED USE INCLUDES DOG KENNELING WHICH MAY INCLUDE A SINGLE DAY OR OVERNIGHT STAYS. ALL KENNELING IS INSIDE THE BUILDING. THERE IS AN EXTERIOR DOG RUN WHERE ANY ANIMAL IS ACCOMPANIED BY A CARETAKER WHILE OUT IN THE DOG RUN. NO DOGS ARE KEPT OUTSIDE OVERNIGHT. THE DOG RUN WILL BE FENCED WITH SOLID VINYL FENCING AND THE GROUND SURFACE WILL BE GRASS/TURF.

THE PLANNED USE INCLUDES A SELF-SERVE DOG WASH, WHICH IS A "OFF THE SHELF" COMPLETE UNIT.

EXTERIOR LIGHTING IS PLANNED TO BE EAVE MOUNTED BUILDING LIGHTING THAT WILL CAST LIGHT TOWARD THE GROUND.



Barry Bunderson <barry.bunderson@civilprojex.com>

54 East Main, Grantsville, Utah

Nazee Treweek <ntreweek@utah.gov>

Thu, Jan 3, 2019 at 10:38 AM

To: Barry Bunderson <barry.bunderson@civilprojex.com>

Cc: Alicia Stinson <astinson@utah.gov>, christina peabody <christina_peabody@yahoo.com>, kathie@dopplertech.com

Hey Barry,

I just spoke with our traffic ops engineer and if the property owner does not want to change anything with the approach, **UDOT will not require an access permit.** It is not changing use by more than 20%, if anything it will decrease traffic use. Let me know if you need a letter for the City.

Thanks
Nazee

On Wed, Jan 2, 2019 at 6:16 PM Nazee Treweek <ntreweek@utah.gov> wrote:

Hey Barry,

Brad didn't come in today. I will ask him first thing in the morning.

Sent from my iPhone

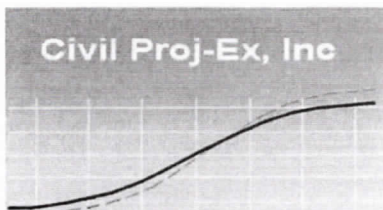
On Jan 2, 2019, at 5:28 PM, Barry Bunderson <barry.bunderson@civilprojex.com> wrote:

Nazee,

You may not have been able to get all the answers to be able to sent an email regarding the access at 54 East Main that we had a meeting on today, but I wanted to check to make sure I haven't missed your email. I haven't received anything so far.

Barry V. Bunderson, PMP, PE

96 Quirk Street
Grantsville, Utah 84029
801-618-5740
civilprojex.com



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Nazee Treweek | Region Two District Permits Officer II

UDOT | UTAH DEPARTMENT OF TRANSPORTATION

Work 801.887.8763 Email ntreweek@utah.gov

Work Hours: M-F: 8:00 a.m. - 4:30 p.m.

Table 16.1 USE REGULATIONS.
Amended 4/02, 10/02, 4/05, 09/10, 1/10, 9/11, 12/11

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
<u>COMMERCIAL.</u>							
Cabinet and Woodworking Mills.	-	-	C	C	P	P	-
Bakery, Commercial.	-	-	P	C	P	P	-
Bakery, Retail.	C	P	P	C	-	-	-
Blacksmith Shop.	-	-	P	C	P	P	-
Carpet Cleaning	-	-	P	C	P	P	-
Commercial Laundries, Linen Service and Dry Cleaning.	-	-	P	C	P	P	-
Convenience store	C	P	P	C	P	P	-
Diaper Service	-	-	P	C	P	P	-
Gas Station (sales and/or minor repair)	C	P	P	C	P	P	-
Greenhouse for Food and Plant Production	-	-	P	C	P	P	-
Heavy Equipment (Rental)	-	-	-	C	P	P	-
Heavy Equipment (Sales and Service)	-	-	-	C	P	P	-
Laboratory; Medical, Dental, Optical	-	-	P	C	-	-	-
Laboratory; Testing	-	C	P	C	P	P	-
Mini-Warehouse	-	-	P	C	P	-	-
Motion Picture Studio	-	P	P	C	-	-	-
Photofinishing Lab	-	P	P	C	P	P	-
Plant and Garden Shop, including outdoor retail sales area.	C	C	C	C	-	-	-
Precision Equipment Repair	-	-	P	C	P	P	-
Twin Commercial Units	C	C	C	C	C	C	-
Sign Painting/Fabrication	-	-	P	C	P	P	-

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Welding Shop	-	-	P	C	P	P	-
Wholesale Distributors	-	-	P	C	P	P	-
Tobacco Specialty Store: This use is not permitted if any part of the proposed or existing building containing the use is located within 1,000 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, or high school), public park, public recreation facility, youth center, library, or church. (b) any other Tobacco Specialty Store. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store.	-	C	C	C	P	P	-
<u>MANUFACTURING.</u>							
Chemical Manufacturing and Storage	-	-	-	-	-	C	-
Concrete Manufacturing	-	-	-	-	-	P	-
Drop-Forge Industry	-	-	-	-	-	P	-
Explosive Manufacturing and Storage	-	-	-	-	-	C	-
Flammable Liquids or Gases, Heating Fuel Distribution & Storage	-	-	-	-	-	P	-
Grain Elevator	-	-	-	-	-	P	-
Bottling Plant	-	-	-	C	P	P	-
Cabinet Making/Woodworking Mills	-	-	-	C	P	P	-
Heavy Manufacturing	-	-	-	-	-	P	-
Incinerator, Medical Waste/Hazardous Waste	-	-	-	-	-	C	-
Industrial Assembly	-	-	-	C	P	P	-
Light Manufacturing	-	-	-	C	P	P	-
Moving and Storage	-	-	-	C	P	P	-
Paint Manufacturing	-	-	-	-	-	P	-
Publishing Company	-	-	-	C	P	P	-
Railcar fabrication, repair and cleaning	-	-	-	-	-	C	C
Recycling Collection Station	-	-	-	C	P	P	-
Recycling Processing Center	-	-	-	C	C	P	-
Rock, Sand and Gravel Storage and Distribution	-	-	-	-	-	C	C

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Truck Freight Terminal	-	-	-	C	P	P	-
Sign Painting/Fabrication	-	-	-	C	P	P	-
Warehousing	-	-	-	C	P	P	-
<u>OFFICE AND RELATED USES.</u>							
Financial Institution, without drive through facilities	C	P	P	C	P	P	-
Financial Institution, with drive through facilities	-	P	P	C	P	P	-
Offices	C	P	P	C	P	P	-
Veterinary Offices, operating entirely within an enclosed building and keeping animals	-	-	P	C	P	-	-
<u>RETAIL SALES & SERVICES.</u>							
Auction Sales	-	P	P	C	-	-	-
Automobile Repair, Major	-	P	P	C	P	-	-
Automobile Repair, Minor	C	P	P	C	P	-	-
Automobile Sales/Rental and Service	-	P	P	C	-	-	-
Boat/Recreational Vehicle Sales and Service	-	P	P	C	-	-	-
Car Wash as accessory use to gas station or convenience store that sells gas	-	P	P	C	P	-	-
Convenience retail store	C	P	P	C	P	P	-
Department Stores	-	P	P	C	-	-	-
Equipment Rental, indoor and outdoor	-	P	P	C	P	-	-
Furniture Repair Shop	-	P	P	C	P	P	-
Health and Fitness Facility	-	P	P	C	-	-	-
Large Truck Rental	-	-	P	C	P	P	-
Liquor Store	-	C	C	C	-	-	-
Manufactured Home Sales, Service and Storage	-	-	P	C	P	-	-
Pawnshop	-	-	P	C	P	-	-

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Restaurants, with drive through facilities	-	P	P	C	P	P	-
Restaurants, without drive through facilities	C	P	P	C	P	P	-
Retail Goods Establishments	C	P	P	C	-	-	-
Retail Services Establishments	C	P	P	C	P	P	-
Upholstery Shop	-	P	P	C	P	-	-
<u>RECREATIONAL, CULTURAL & ENTERTAINMENT.</u>							
Amusement Park	-	P	P	C	-	-	-
Art Gallery	C	P	P	C	-	-	-
Art Studio	C	P	P	C	-	-	-
Commercial Indoor Recreation	-	P	P	C	P	-	-
Commercial Outdoor Recreation	-	P	P	C	P	-	-
Commercial Video Arcade	-	C	C	C	-	-	-
Dance Studio	C	P	P	C	-	-	-
Live Performance Theaters	-	P	P	C	-	-	-
Miniature Golf	-	P	P	C	P	-	-
Movie Theaters	-	P	P	C	-	-	-
Private Club	-	C	C	C	P	-	-
Sexually Oriented Businesses (Amended 4/05)	-	-	-	-	C	-	-
Tavern/Lounge/Brew Pub; more than 5,000 Sq. feet in floor area	-	C	C	C	-	-	-
<u>RESIDENTIAL</u>							
Dwelling Unit, (single family)	C	C	C	C	C	C	-
Multi-Family Dwellings of a density not greater than 30 dwelling units per acre	-	-	-	C	-	-	-
Living Quarters for Caretaker or Security Guard	C	C	C	C	C	C	-
Conditional and permitted uses in the RM-7 zoning district	-	-	-	C	-	-	-

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
<u>INSTITUTIONAL</u>							
Adult Day Care Center	C	P	P	C	P	P	-
Child Day Care Center or Pre-School (a commercial operation) Amended 9/2011	C	P	P	C	P	P	-
Government Facilities	C	P	P	C	P	P	-
Hospital	-	-	P	C	-	-	-
Medical or Dental Clinic	C	P	P	C	P	P	-
Museum	-	P	P	C	-	-	-
Music Conservatory	-	P	P	C	-	-	-
Schools, Professional and Vocational	C	P	P	C	P	P	-
Schools of higher education, community colleges, off campus facilities	-	-	-	C	C	C	-
<u>MISCELLANEOUS.</u>							
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	C	P	P	C	P	P	-
Animal Pound (Amended 10/02)	-	-	-	-	-	P	-
Kennel (Amended 10/02)	C	C	-	C	C	C	-
Auditorium	-	P	P	C	-	-	-
Automobile Salvage & Recycling (Indoor)	-	-	-	C	P	P	-
Automobile Salvage & Recycling (Outdoor)	-	-	-	C	C	P	-
Boilerworks	-	-	-	-	-	P	-
Bus Line Terminals	-	-	P	C	P	P	-
Bus Line Yards and Repair Facilities	-	-	-	C	-	P	-
Commercial Parking Garage or Lot	CA	CA	CA	CA	CA	CA	CA
Personal Wireless Telecommunication Facilities (Amended 4/02)	-	C	C	C	-	-	-
Communication Towers	-	P	P	C	P	P	-

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Communication Towers, exceeding the maximum building height, but not higher than 80 feet.	-	-	C	C	C	C	-
Contractor's Yard/Office (with outdoor storage)	-	-	P	C	P	P	-
Crop Production	-	-	P	C	P	P	-
Display Room; Wholesale	-	-	-	C	P	P	-
Farmer's Market	-	P	P	C	P	-	-
Flea Market (indoor)	-	P	P	C	P	-	-
Flea Market (outdoor)	-	P	P	C	P	-	-
Funeral Home	-	P	P	C	-	-	-
Hotel or Motel	-	P	P	C	-	-	-
Limousine Service	-	C	P	C	P	P	-
Outdoor Sales and Display	-	P	P	C	P	-	-
Commercial Storage Units	-	C	C	C	C	C	-
Outdoor Storage	-	-	P	C	P	P	-
Poultry Farm or Processing Plant	-	-	-	-	-	P	-
Planned unit developments	C	C	C	C	C	C	-
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	C	P	P	C	P	P	-
Public/Private Utility Buildings and Structures	C	C	P	C	P	P	-
Radio, Television Station	-	C	P	C	P	P	-
Sewage Treatment Plant	-	-	-	C	C	C	-
Golf Course	-	C	C	C	C	C	-
Ambulance Services dispatching, staging and maintenance conducted entirely within an enclosed building	-	P	P	C	P	P	-
Vehicle Auction Use	-	-	P	C	P	P	-

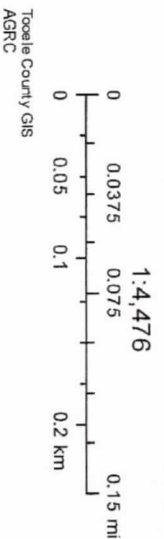
USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Governmental Uses and Facilities	C	C	C	C	C	C	-
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C	C	C	-
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (1-249 Beds)	-	-	-	-	C	C	C
Correctional Facility, Detention Center, Jail, Penitentiary, Prison, Penal Institution (250 or More Beds)	-	-	-	-	-	-	-
<u>MINING AND EXCAVATION</u>							
Accessory uses and buildings customarily incidental to conditional uses	-	-	-	-	-	-	CA
Agriculture, grazing of animals, raising of crops	-	-	-	-	-	-	P
Automobile and truck service station	-	-	-	-	-	-	C
Cast stone, cement, cinder, terra cotta, tile brick, synthetic cast stone, block, pumice stone, and gypsum products	-	-	-	-	-	-	C
Coffee Shop	-	-	-	-	-	-	CA
Construction equipment and supply trailer, temporary	-	-	-	-	-	-	CA
Construction field office, temporary	-	-	-	-	-	-	CA
Convenience store with gasoline sales	-	-	-	-	-	-	C
Gravel and sand excavation:							
1. Commercial operations	-	-	-	-	-	-	C
2. Temporary project specific operations	-	-	-	-	-	-	CA
Machine Shop	-	-	-	-	-	-	C
Mines	-	-	-	-	-	-	C

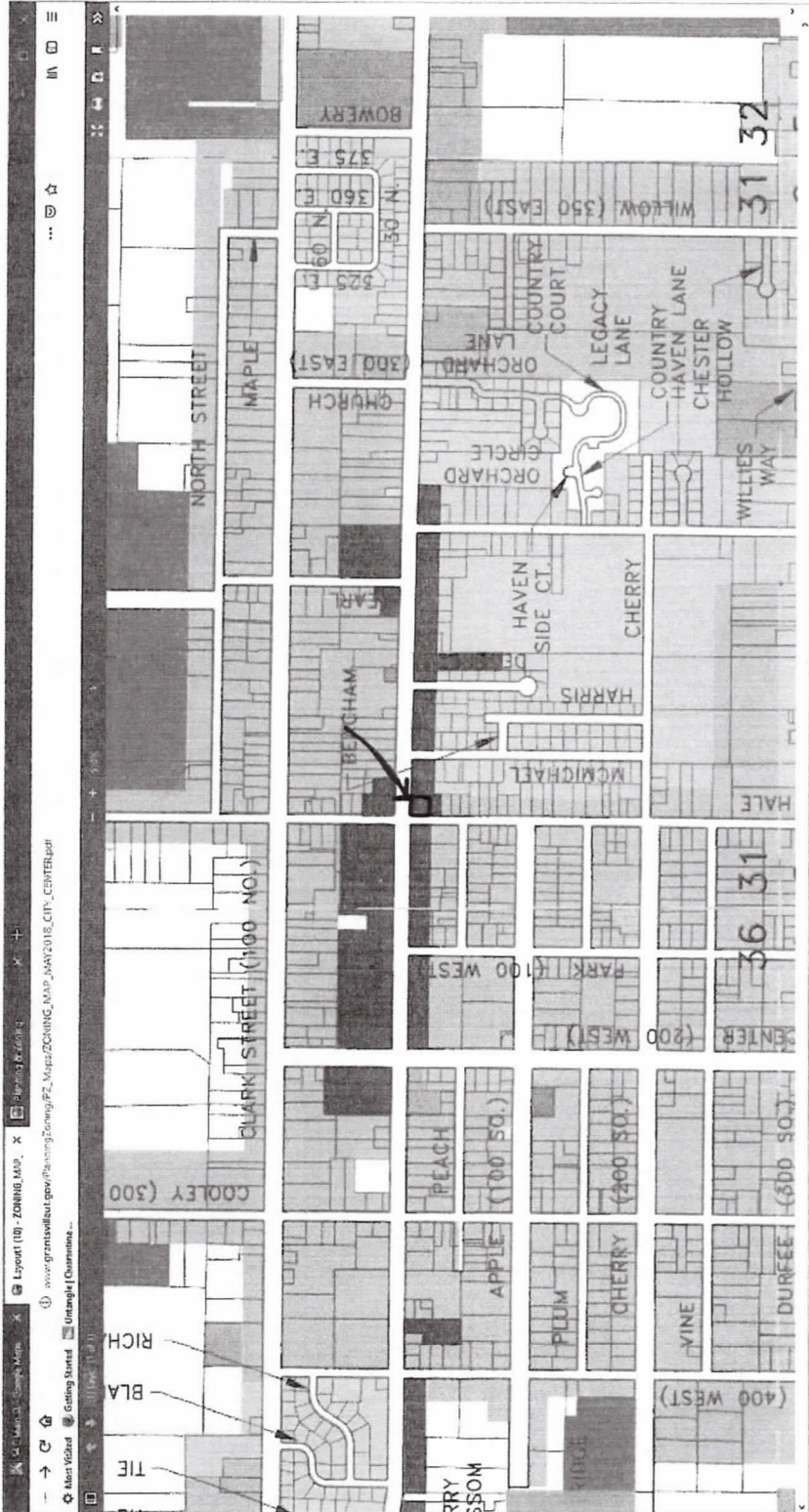
USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Quarries	-	-	-	-	-	-	C
Parking lot incidental to a use conducted on the premises	CA	CA	CA	CA	CA	CA	CA
Parking lot not incidental to a use conducted on the premises	CA	CA	CA	CA	CA	CA	CA
Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	-	-	-	-	-	-	CA
Power generation (electrical) for on-site use							
Power generation (electrical) for on-site use							
Solar under 50 kvs	P	P	P	C	P	P	P
Solar 50 kva and above	C	C	C	C	C	C	C
Fuel cells, steam, hydro, or reciprocating engine	C	C	C	C	C	C	C
Wind under 5.9 kva	-	-	-	-	-	-	P
Auxiliary, temporary, wind, with morethan 6 kva, but less than 10 kva output	-	-	-	-	-	-	P
Fuel cells, steam, hydro, or reciprocating engine with more than 10.5 kve, but less than 150 kva output	-	-	-	-	-	-	CA
Steam, hydro, or reciprocating engine with more than 150 kva, but less than 150 kva output	-	-	-	-	-	-	CA
Rock crusher / concrete batch plant	-	-	-	-	-	-	C
Truck and freighting operation	-	-	-	-	-	-	C
Truck and heavy equipment service station and repair facility	-	-	-	-	-	-	C
Truck wash	-	-	-	-	-	-	CA

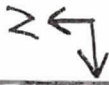


November 8, 2018

Parcels 8k-2k







APPLICATION
For A Commercial
CONDITIONAL USE PERMIT
CONSIDERATION BY
GRANTSVILLE CITY PLANNING
COMMISSION

An application has been received in our office for consideration of a Commercial C.U.P. approval for:

**Christina Peabody located at 54 East Main Street to have a
Dog Kennel and Dog Grooming business in the CN zone.**

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

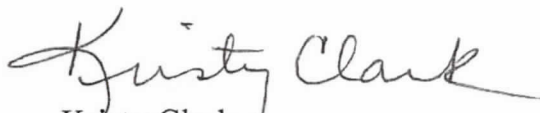
Thursday, February 21, 2019 at 7:00 p.m.

You are invited to view the application, proposed plans, and zoning code at Grantsville City Hall weekdays between 9:00 a.m. and 4:00 p.m.

You may wish to attend the meeting to gain further information, give information that is relevant to the decision, or voice your opinion on a separate sheet of paper, or on the back of this notice, and mail it back to us.

For more information please call me at 435-884-3411.

Thank you,




Kristy Clark
Zoning Administrator

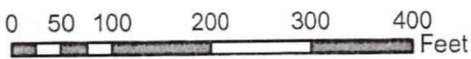


Parcel number: 01-109-0-0033
 Name: Kristie

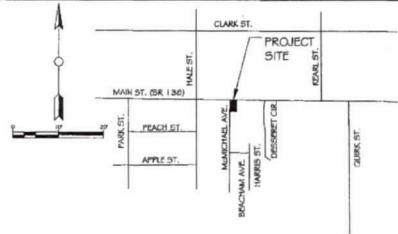
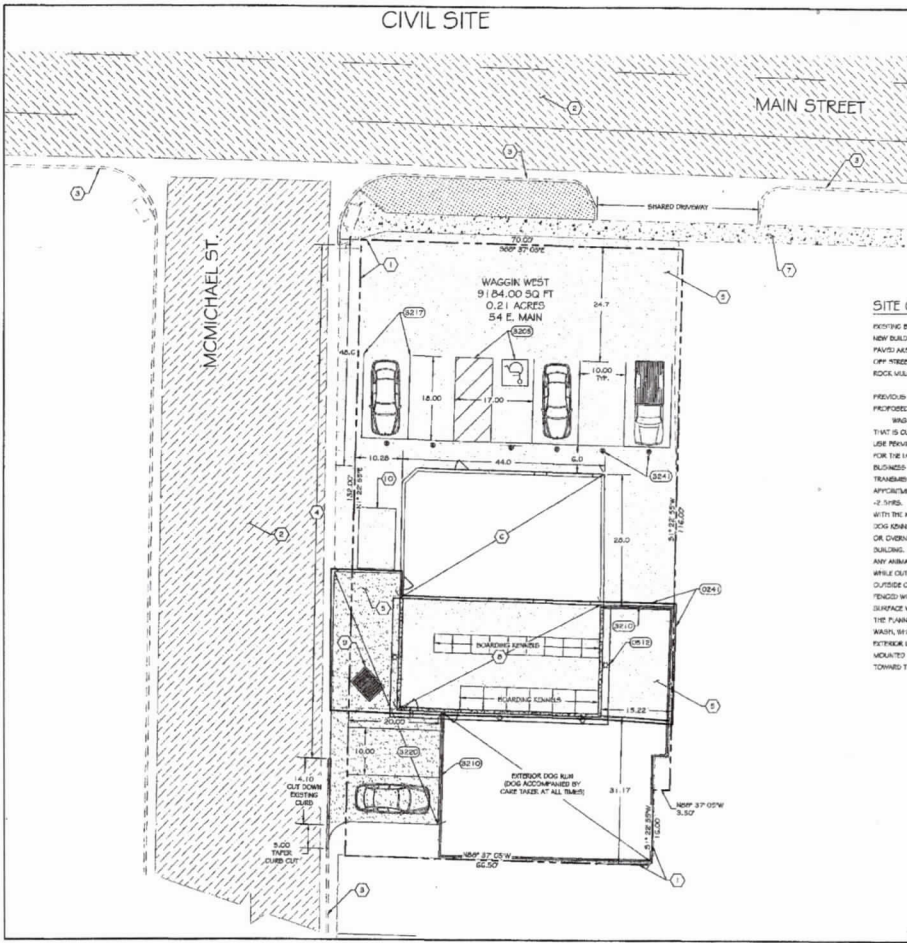
GIS Map Disclaimer:

 TOOELE COUNTY

This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.



Linda Orr
 Date: 10/23/2018



SITE CHARACTERISTICS

EXISTING BUILDING SQUARE FOOTAGE: 1,385 SQ. FT.
 NEW BUILDING SQUARE FOOTAGE: 1,254 SQ. FT.
 PAVED AREA: 4,809 SQ. FT.
 OFF-STREET PARKING: 7 = 1 ADA SPACES = 8
 ROCK LANDSCAPE AREA: 1,204 SQ. FT.

PREVIOUS USE: AUTOMOTIVE REPAIR
 PROPOSED USE: DOGS GROOMING AND BOARDING
 WAGGIN WEST IS A DOG GROOMING BUSINESS THAT IS CURRENTLY ACCESSIBLE UNDER A CONDITIONAL USE PERMIT (IN AN OCCUPANCY IN GRANVILLE FOR THE LAST 2 YEARS AND PLANS TO ASSOCIATE THE BUSINESS TO 54 E. MAIN FORMERLY RAMPERS TRANSMISSIONS. DOGS GROOMING IS BY APPOINTMENT ONLY AND APPOINTMENTS LAST 2-2 HRS.

WITH THE REZONATION, THE PLANNED USE INCLUDES DOGS GROOMING WHICH MAY INCLUDE A SINGLE DAY OR OVERNIGHT STAYS. ALL ANIMALS IS INSIDE THE BUILDING. THERE IS AN EXTERIOR DOGS RUN WHERE ANY ANIMAL IS ACCOMPANIED BY A CAREGIVER WHILE OUT IN THE DOGS RUN. NO DOGS ARE LEFT OUTSIDE OVERNIGHT. THE DOGS RUN WILL BE FENCED WITH SOLID VERT. FENCING AND THE GREENED SURFACE WILL BE GRASSY.
 THE PLANNED USE INCLUDES A SELF-SERVE DOGS WASH, WHICH IS A TOP-THE-SHELF COMPLETE UNIT. EXTERIOR LIGHTING IS PLANNED TO BE DONE WORK-TO-BUILDING LIGHTING THAT WILL CAST LIGHT TOWARD THE GROUND.

PAY ITEM DESCRIPTION

- 0241 REMOVE EXISTING CONCRETE
- 0512 NEW STRUCTURE, SEE ARCHITECTURAL DWGS
- 3205 VAN ACCESSORY PARKING SHALL SEE DETAIL
- 3210 4" FT TALL TYP. FENCE PER MANUFACTURED INSTALLATION INSTRUCTIONS
- 3217 PAVEMENT MARKING, TYP.
- 3230 4-INCH THICK CONCRETE PAVEMENT, CLASS 4000 ON 4-INCH TYPICAL ROAD BASE
- 3241 ISOLAND DRAIN POND TYPICAL, SEE DETAIL

CONSTRUCTION NOTES

1. EXISTING PROPERTY LINE
2. EXISTING ASPHALT PAVEMENT
3. EXISTING CURB AND GUTTER
4. EXISTING SIDEWALK
5. EXISTING CONCRETE PAVEMENT
6. EXISTING SIGNAGE
7. EXISTING SIGNAGE
8. PROPOSED SIGNAGE WITH INTERIOR DOGS BOARDING
9. TRASH CONTAINER
10. FUTURE FOREVALE SELF-SERVE DOGS WASH

Sheet List Table

Sheet Number	Sheet Title
CS-101	CIVIL SITE
CU-101	CIVIL UTILITY
CG-101	CIVIL GRADING
LP-101	LANDSCAPE PLANTING

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 UTILITY NOTIFICATION CENTER INC
 1-800-662-4111
 www.bluestakes.com

GENERAL NOTES
 1. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES.
 2. NOTIFY ALL AGENCIES AND RECORDS OF ANY CHANGES TO THE PROJECT.
 3. VERIFY ALL PROPERTY LINES AND RECORDS OF ANY CHANGES TO THE PROJECT.
 4. VERIFY ALL RECORDS OF ANY CHANGES TO THE PROJECT.
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 10. VERIFY ALL RECORDS OF ANY CHANGES TO THE PROJECT.

DESIGN DEVELOPMENT

Project Name: **WAGGIN WEST 54 E MAIN STREET GRANVILLE, UTAH**

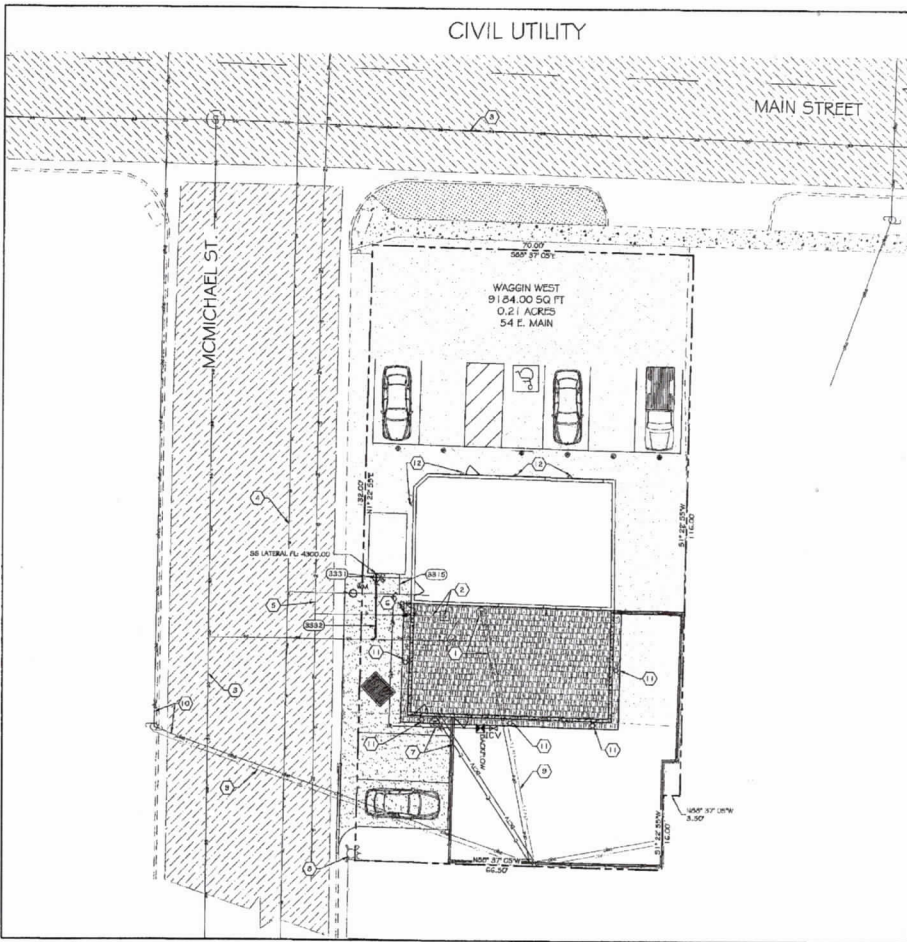
Project Number: 19-0028
 Drawn By: JMS
 Date: 2019.12.27

Designed By: BMS
 Date: 2019.12.27

Project Name: **CIVIL PROJECT, INC.**
 CIVIL PROJECT, INC.
 1000 N. 1000 W.
 SALT LAKE CITY, UTAH 84119

Scale: AS SHOWN

Sheet Number: **CS-101**



CIVIL UTILITY

MAIN STREET

MC MICHAEL ST

WAGGIN WEST
9184.00 SQ FT
0.21 ACRES
54 E. MAIN



0000 PAY ITEM DESCRIPTION

- 3315 1" WATER SERVICE LINE, 4-INCH, DR. 1" WITH TRACKER MARK AFTER METER, SETTER
- 8331 SWAMP CLEAN OUT TO GRADE, SEE DETAIL
- 3332 PVC SANITARY SEWER PIPE, 4-INCH, CURB IN

0000 CONSTRUCTION NOTES

- 1. EXISTING ELECTRIC SERVICE AND METER
- 2. EXISTING GAS SERVICE AND METER
- 3. EXISTING WATER MAIN
- 4. EXISTING WATER MAIN
- 5. EXISTING SAN MAIN
- 6. RELOCATE GAS SERVICE, COORDINATE WITH UTILITY COMPANY
- 7. RELOCATE ELECTRIC SERVICE, COORDINATE WITH UTILITY COMPANY
- 8. EXISTING FIRE HYDRANT
- 9. EXISTING OVERHEAD COMMUNICATIONS UTILITY
- 10. EXISTING OVERHEAD FIBER OPTIC UTILITY
- 11. PROPOSED FIVE MOUNTED EXTERIOR LIGHT FIXTURE, SEE BUILDING DRAWINGS
- 12. EXISTING PARAPET MOUNTED EXTERIOR LIGHT

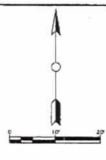
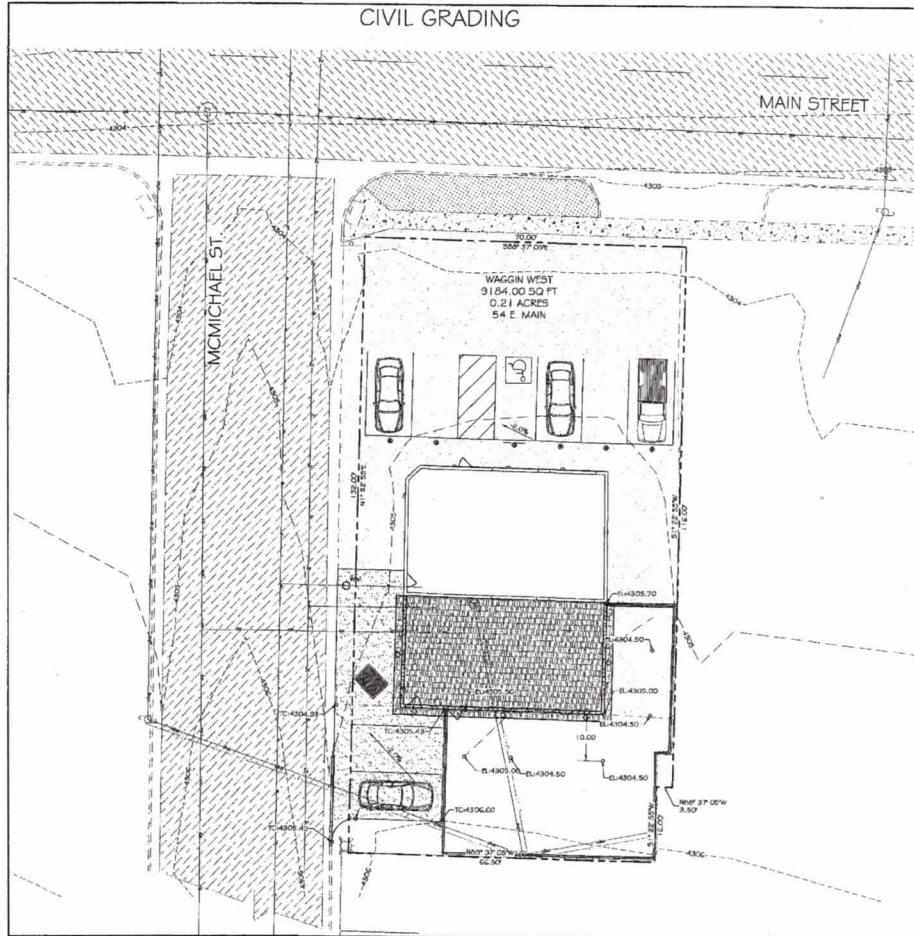
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DESIGN NOTES:
• UTILITY ACCESS TO PROPERTY OWNER'S RESPONSIBILITY. SEE THESE NOTES BEFORE ANY CONSTRUCTION.
• APPROVED BY THE CITY OF GRANTSVILLE.
• VERIFY ALL SERVICE LINES IN PROJECT AREA WITH UTILITY COMPANIES.
• VERIFY ALL SERVICE LINES WITH UTILITY COMPANIES.
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• VERIFY ALL SERVICE LINES WITH UTILITY COMPANIES.

Project Name	WAGGIN WEST 54 E MAIN STREET GRANTSVILLE, UTAH
Project Number	200911.28
Design Development	Designed by BWS Drawn by BWS Date Issued 2009.12.28
Project Name	CIVIL PROJECT, INC. REGISTERED PROFESSIONAL ENGINEER GRANTSVILLE, UTAH 84002
Professional Seal	
Sheet Name	CU-101

CIVIL GRADING



GENERAL GRADING NOTES:

- A. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION AREA, EXCEPT AT PAVED LOCATIONS, IS TO BE GRADED AWAY AT A SLOPE NOT LESS THAN 1:50 (2.0%) FOR A MINIMUM DISTANCE OF 10 FEET FOR INTENTIONAL BUILDING CODES, EXCEPT AT ENTRANCE LOCATIONS, WHERE CONCRETE-PAVED SURFACE IS GRADED AWAY AT A SLOPE NOT LESS THAN 1:50 (2.0%).
- B. IN THE EVENT THAT ANY UNDESIRABLE CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- D. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL NECESSARY ADJUSTIVE SURFING TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERSIDE OF ANY ADJACENT STRUCTURES OR FACILITIES AND/OR GIVING OF THE EXCAVATION.
- E. THE CONTRACTOR IS WARNED THAT AN EARTHQUAKE BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL, REINFORCED OR LIFT-OVER MATERIAL FOLLOWING EARTHQUAKE OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- F. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
- G. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- H.

STORM WATER DESIGN NARRATIVE:

- THE PROJECT SITE LIES OUTSIDE THE REGULATORY FLOOD WAY AND WITHIN THE ZONE OF FIRM PANEL 400404C (2004) EFFECTIVE 1/1/2005.
- THE PROJECT INCLUDES A BUILDING SECTION WHICH COMBINED PREVIOUS CONCRETE PAVEMENT LAND COVERAGE AND BUILDING ROOF COVERAGE AND THEREFORE THE RUNOFF AFTER THE NEW CONSTRUCTION WILL CLOSELY MATCH THE RUNOFF PRIOR TO THE NEW CONSTRUCTION.

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WARNING:
• UNLESS YOU ARE A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR IN THE STATE OF UTAH, YOU MAY BE SUBJECT TO PENALTIES FOR VIOLATING THE PROFESSIONAL ENGINEERING AND SURVEYING ACT.
• THE STATE OF UTAH DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.
• THE STATE OF UTAH DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.
• THE STATE OF UTAH DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

DESIGN DEVELOPMENT	Designed By	JFB	Date Issued	2018.12.18
	Project Number	18-0025	Drawn By	JFB
	Project Name	WAGGIN WEST 54 E MAIN STREET GRANTSVILLE, UTAH		
	Client Name	CIVIL PROPLEX, INC 1000 W. 1000 N. GRANTSVILLE, UTAH 84401		
	Scale	AS SHOWN		
	Sheet Number	CG-101		

LANDSCAPE

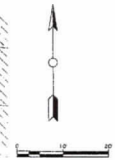
MAIN STREET

MCMICHAEL ST.

WAGGIN WEST
9164.00 SQ FT
0.21 ACRES
54 E. MAIN

LANDSCAPE AREA TABLE

1.847 AREA: 1.354 BCL: 11.021 GPM



PAY ITEM DESCRIPTION

- 3137 BUD. 80% 800 PPK MANUFACTURED RECOMMENDATIONS
- 3225 LANDSCAPE DRAIN SEE DETAIL
- 3244 POINT OF CONNECTION TO CULINARY WATER SERVICE LINE, WITH STOP AND WASTE VALVE WITH ACCESS TO SURFACE
- 3255 ABOVE GROUND BACKFLOW PREVENTION DEVICE, SEE DETAIL
- 3242 REGULATION CONTROL VALVES IN ROW, SEE DETAIL

LANDSCAPE AND IRRIGATION NOTES:

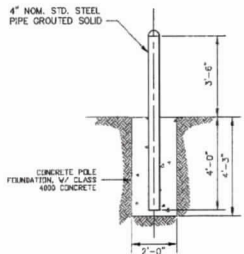
1. EXCLUDED PLANTING PER APWA PLAN NO. 68
2. SHRUBS AND BUSHES PLANTING PER APWA PLAN NO. 628
3. BACK LANDSCAPE FABRIC BELOW DARK MULCH AND ROCK MULCH AREAS
4. ALL IRRIGATION PIPE TO BE SCHEDULE 40 PVC METAL DRY OR TRS. FITTINGS UP TO 1.5" MUST BE SCHEDULE 40 OR BETTER. FITTINGS 1.5" OR LARGER MUST BE SCHEDULE 80 OR BETTER.
5. REGULATION CONTROL VALVES TO BE PER APWA PLAN NO. 628
6. POP UP IRRIGATION HEADS PER APWA PLAN NO. 422
7. LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW.

7.1	3/4"	6 GPM
7.2	1"	12 GPM
7.3	1.5"	30 GPM
7.4	2"	50 GPM
8. ALL SUBJECTS UNDER CONCRETE MUST BE A MINIMUM 6" DIA.
9. TRENCHING AND BACKFILLING PER APWA PLAN NO. 451
10. WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3 FT OF EXTRA WIRE WERE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH 1/2" AT 25 FT INTERVALS. BLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE IN DIRECTION. WIRES MUST HAVE DIFFERENT COLORS FOR COMMON CONTROL AND SPARE. MINIMUM 1" SPARE WIRE FOR EVERY 5' VALVED. ALL CONTROL WIRES MUST BE INSULATED 1/4 GAGE COPPER.
11. ALL SPARE WIRES MUST YOCHE RUN TO THE CONTROLLER.
12. BEGIN INSTALLATION AT POINT OF CONNECTION TO WATER SERVICE PIPING AND WORK TOWARD THE DOWN STREET DIRECTION.
13. ALL PIPING TO BE BACKFILLED WITH CLEAN MATERIAL, SETTLED AND COMPACTED TO PROPER GRADE.
14. ANTICIPATED 20 PSI AT CONNECTION.
15. PROVIDE AUTOMATIC DRAIN VALVES IN THE MAIN LINE PIPING AT ALL LOW POINTS.
16. PROVIDE AIR RELEASE VALVES AT EACH HIGH POINT IN THE DRAIN LINE, AND A PLUG VALVE AT THE END OF EACH DRAIN.
17. CONTROLLER TO BE EQUIPPED WITH AUTOMATIC RAIN SHUT-OFF DEVICE.

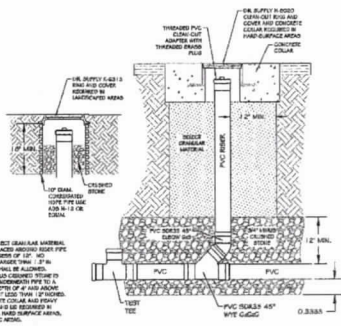
DESIGN DEVELOPMENT Project Number: 18-0019 Designer: BPS Date Issued: 2018.1.28 Drawn By: BPS	Project Name: WAGGIN WEST 54 E MAIN STREET GRANTSVILLE, UTAH
CIVIL PROJECT, INC. REGISTERED PROFESSIONAL ENGINEERS STATE OF UTAH GRANVILLE, UTAH 84021	
SHEET NUMBER: 2018-01-001 SHEET TITLE: LP-101	

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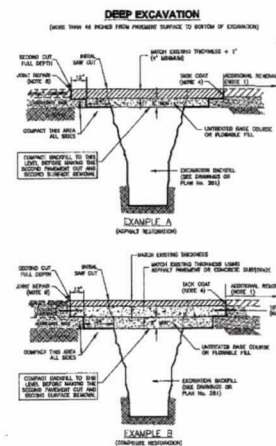
GENERAL NOTES:
 1. SHOWN ACCESS TO PROPERTY FROM
 2. ALL UTILITIES SHOWN ARE
 3. VERIFY ALL UTILITIES BEFORE
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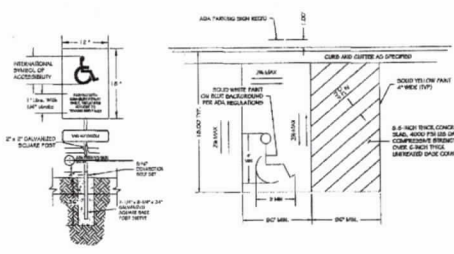
5 BOLLARD (CRASH POST)
SCALE: NO SCALE



3 SEWER LATERAL CLEAN OUT
SCALE: NO SCALE



4 UTILITY TRENCH PAVEMENT PATCH
SCALE: NO SCALE



2 VAN ACCESSIBLE PARKING STALL
SCALE: NO SCALE

1. ADDITIONAL PAVEMENT REPAIRS: Remove additional pavement in a positive base strip, a lip of grade, or curb, an additional pavement patch, or an edge of the pavement of each street crossing in which 2' (600 mm) or more is required.
2. UNPAVED BASE COURSE: Provide material specified in APMA Section 22 11 23.
3. CURB: Provide curb as specified for adjacent base course without ENGINEER'S permission.
4. COMPACT: Compact per APMA Section 22 11 21.11 to a minimum relative density of 90 percent of theoretical maximum dry density.
5. FINISH: Finish per APMA Section 22 11 21.11.
6. FINISH: Finish per APMA Section 22 11 21.11.
7. FINISH: Finish per APMA Section 22 11 21.11.
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18. FINISH: Finish per APMA Section 22 11 21.11.
19. FINISH: Finish per APMA Section 22 11 21.11.
20. FINISH: Finish per APMA Section 22 11 21.11.

DESIGN DEVELOPMENT

Project Number: 14-0029

Client: BWH

City: Salt Lake City

Date: 2014.12.18

Project Name: WAGGIN WEST 54 E MAIN STREET GRANITSVILLE, UTAH

CIVIL PROJECT, INC.

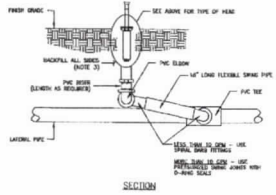
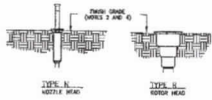
1000 WEST 1000 SOUTH

GRANITSVILLE, UTAH 84042

Sheet Name: 255

Scale: NONE

C-501



Pop-up head

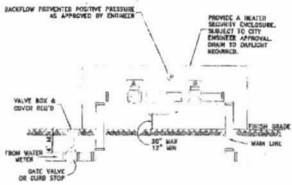
Page No. 622

January 2008

- INSPECTION PRIOR TO BACKFILLING AROUND HEAD, ENSURE DISPOSITION OF HEAD DETAILIZATION BY CONSULTING WITH OWNER.
- ADJUST HEAD TO FINAL LANDSCAPE GRADE.
- ADJUST HEAD TO FINAL LANDSCAPE GRADE.
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- ADJUST HEAD TO FINAL LANDSCAPE GRADE.

4 IRRIGATION HEAD DETAILS

SCALE: NO SCALE

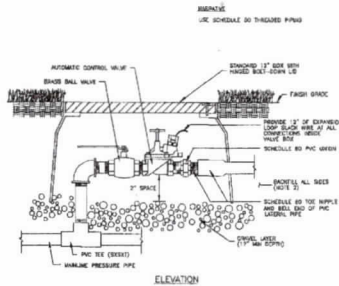


NOTES

- ALL PIPE, FITTING & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
- ALL NEW OR REPLACED WATER LINES SHALL BE PURGED & DISINFECTED PER AWWA STANDARD C611 LATEST EDITION.

5 ABOVE GROUND BACKFLOW DEVICE

SCALE: NO SCALE



- INSPECTION PRIOR TO BACKFILLING AROUND VALVE BOX, ENSURE DISPOSITION OF INSTALLATION BY CONSULTING WITH OWNER.
- INSTALL BACKFILL MATERIAL, GROUND PIPE AND VALVE BOX AND COMPACT TO PREVENT SETTLE.
- PLACE/INSTALL AUTOMATIC CONTROLLER AND WIRING PER MANUFACTURER'S RECOMMENDATIONS.

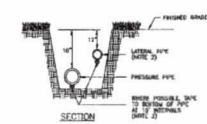
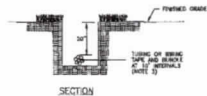
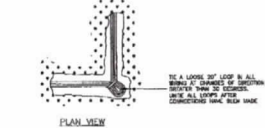
Control valve

Page No. 633

April 1987

3 IRRIGATION CONTROL VALVE

SCALE: NO SCALE



Wire runs for landscape irrigation

Page No. 651

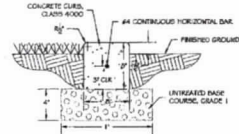
April 1987

1 IRRIGATION WIRING

SCALE: NO SCALE

2 LANDSCAPE CURB

SCALE: NO SCALE



- INSPECTION PRIOR TO REPAIRING DAMAGE TO CURB SHALL BE MADE.
- REPAIR CURB TO ORIGINAL CONDITION.
- REPAIR CURB TO ORIGINAL CONDITION.
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- REPAIR CURB TO ORIGINAL CONDITION.
- REPAIR CURB TO ORIGINAL CONDITION.

LANDSCAPE DETAILS

SCALE: NONE

DESIGN DEVELOPMENT	Project Number: 18-0007	Designed By: EJP	Date Issued: 2008.128
	Drawn By: EJP		
WAGGIN WEST 54 E MAIN STREET GRANTSVILLE, UTAH			
CIVIL PROJ. EX. INC. 1140 W. 1000 S. GRANTSVILLE, UTAH 84002			
SCALE: 1/8" = 1'-0" (30'-0" DIA.) L-501			